



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195

www.burlingtonvt.gov/pz

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 316 Flynn Avenue

PROPERTY

OWNER*: G and C Properties, LLC

*If condominium unit, written approval from the Association is also required

APPLICANT: 316 Flynn LLC

POSTAL ADDRESS: 316 Flynn Avenue

CITY, ST, ZIP: Burlington, VT 05401

DAY PHONE: 802-734-3613

EMAIL: michael@jrmadesignstudio.com

SIGNATURE:

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

POSTAL ADDRESS: 210 College Street, Suite 201

CITY, ST, ZIP: Burlington, VT 05401

DAY PHONE: 802-658-7400 x15

EMAIL: ehoekstra@redstonevt.com

SIGNATURE:

Description of Proposed Project: The proposed project consists of demolishing an existing garage, commercial building and residential building on site, and building a four-story mixed-use building and associated parking lot. Thirty apartments, two commercial spaces and thirty-four parking spaces are proposed.

Existing Use of Property: ☐ Single Family ☐ Multi Family: # Units ☒ Other: Pine St Deli

Proposed Use of Property: ☐ Single Family ☒ Multi Family: # 30 Units ☒ Other: two commercial spaces

- **Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled?** Yes ☒ No ☐
(If yes, the Vermont Residential Building Energy Standards (VRBES) apply. Visit the P&Z Office, Public Service Board or PSB website for details)
- **Will 400 sq ft or more of land be disturbed, exposed and/or developed?** Yes ☒ No ☐
(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)
- **For Single Family & Duplex, will total impervious area be 2500 sq ft or more?** Yes ☐ No ☐
(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)
- **Are you proposing any work within or above the public right of way?** Yes ☒ No ☐
(If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: \$ 2,800,000.00

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: Eligible for Design Review? Age of House Lot Size

Type: SN AW FC BA COA 1 COA 2 COA 3 CU MA VR HO SP DT MP

Check No. Amount Paid Zoning Permit #

316 FLYNN AVENUE - EXISTING CONDITIONS SITE PHOTOS



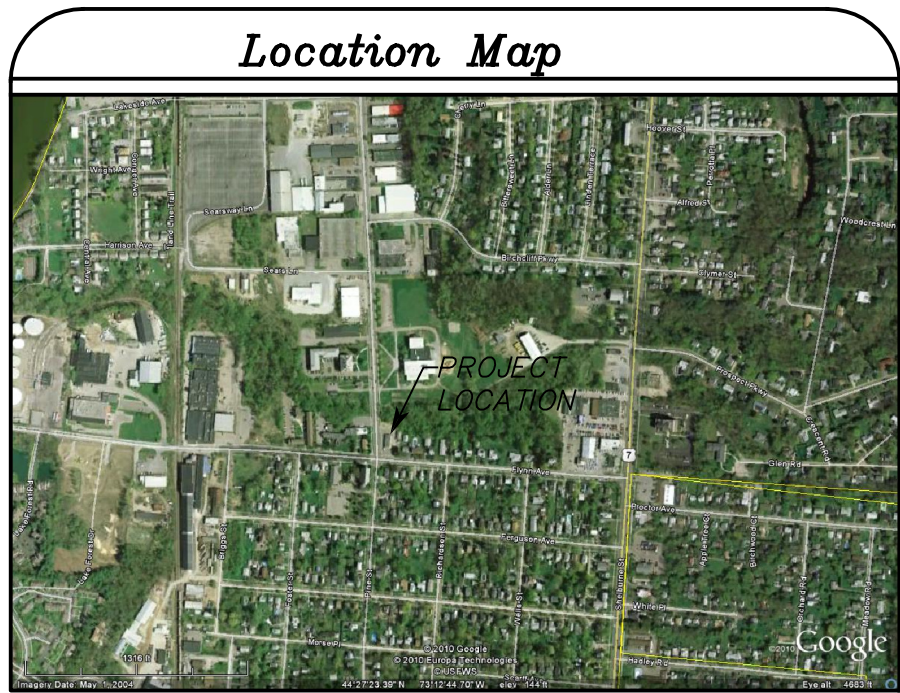
View to Northeast



View to Northwest



View to Southeast



Areas			
Total Lot	26,427.9 s.f.	0.61 acre	100%
Paved Area	10,143.7 s.f.	0.23 acre	38.4%
Gravel Parking	4,555.0 s.f.	0.10 acre	17.2%
Building Area	4,741.5 s.f.	0.11 acre	17.9%
Total Impervious	19,440.2 s.f.	0.45 acre	73.6%
Pervious Area	6,987.6 s.f.	0.16 acre	26.4%

LEGEND	
---	Property/R.O.W. Line
---	Overhead Utility Line
---	Gas Line
---	Water Line
---	Sanitary Line
---	Storm Line
Ø	Utility Pole
⊠	Concrete Monument
⊙	Rebar Found
⊞	Storm Catch Basin
⊗	Gate Valve
⊙	Manhole
⊗	Gas Valve
⊞	Traffic Light Base
±	Spot Elevation

Reference Plans

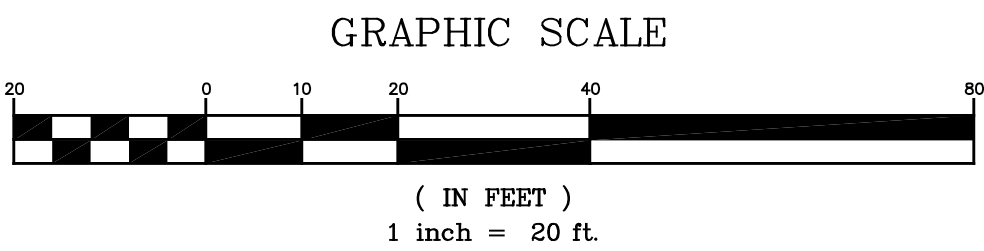
- "Englesby Farm" plan of the former Flynn Estate property by A.R. Dow, CE dated May, 1899 and recorded in Vol. 120, Pg. 55 of the Burlington City Land Records
- "Plat of Survey - BCCDH Realty, LLC" by Civil Engineering Assoc., Inc. last dated 2/26/07 and recorded in Map Slide 419B of the Burlington City Land Records
- "Property Survey Plat - G&C Properties, LLC" by Summit Engineering, Inc. dated 11/4/10, last revised 7/14/11

Note: Previous deeds describe the easterly line of this property as being parallel to Pine Street. The referenced 1899 plan shows the easterly line to be parallel with Shelburne Road which coincides with apparent usage.

Horizontal and Vertical information shown hereon are related to NAD 83(2007) and NAVD 88 datums based upon this Station "ANTHONY" and upon Station "PUMP STA PINE" located on the easterly side of Pine St. opposite Lakeside Ave.

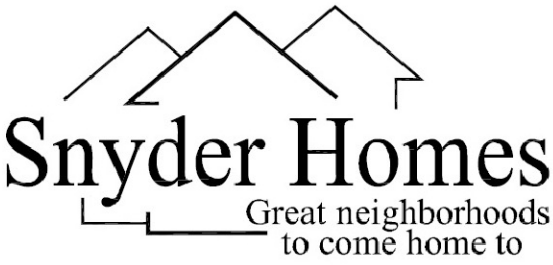
"ANTHONY" Elevation = 111.29' NAVD 88

Notes:
It is noted that no site assessment of hazardous or other waste materials has been made and S.E. takes no responsibility for any materials or conditions that may exist on this site.
The Contractor is to notify Dig-Safe (Tel. 1-800-DIG-SAFE) 48 hours prior to any excavation.
Underground locations shown are drawn from structure to structure or located per City Public Works plans.
All utility services enter this lot through a public right-of-way or recorded easement.



Owner of Record
G&C Properties, LLC
316 Flynn Ave.
Burlington, Vermont
Tax Map Parcel No. 057-4-066-000
Bk. 1151, Pg. 457
16,420 Sq. Ft. (0.377 Acres)
10,006 SF License From City
Total 26,426 SF (0.474 Acres)

Redstone



4076 Shelburne Road, Suite 6
Shelburne, Vermont 05482
p 802.985.5722 - f 802.497.0701
www.SnyderHomesVT.com

CLIENT

PINE & FLYNN
DEVELOPMENT

LOCATION

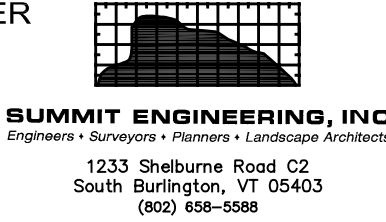
316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER

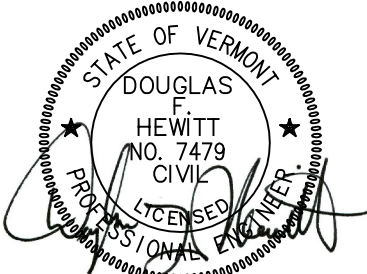
G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER



STAMP



Issue	Date	Issue	Date

Project

Drawing Title **EXISTING CONDITIONS PLAN**

Project No. 8163 Drawn By: BEG Date: 6/29/15 Scale: 1"=20'

Floor(s)

Drawing No.

EC1

G&C Properties LLC
316-322 Flynn Avenue, Burlington, VT
Water and Sanitary Sewer Basis of Design
June 1, 2016

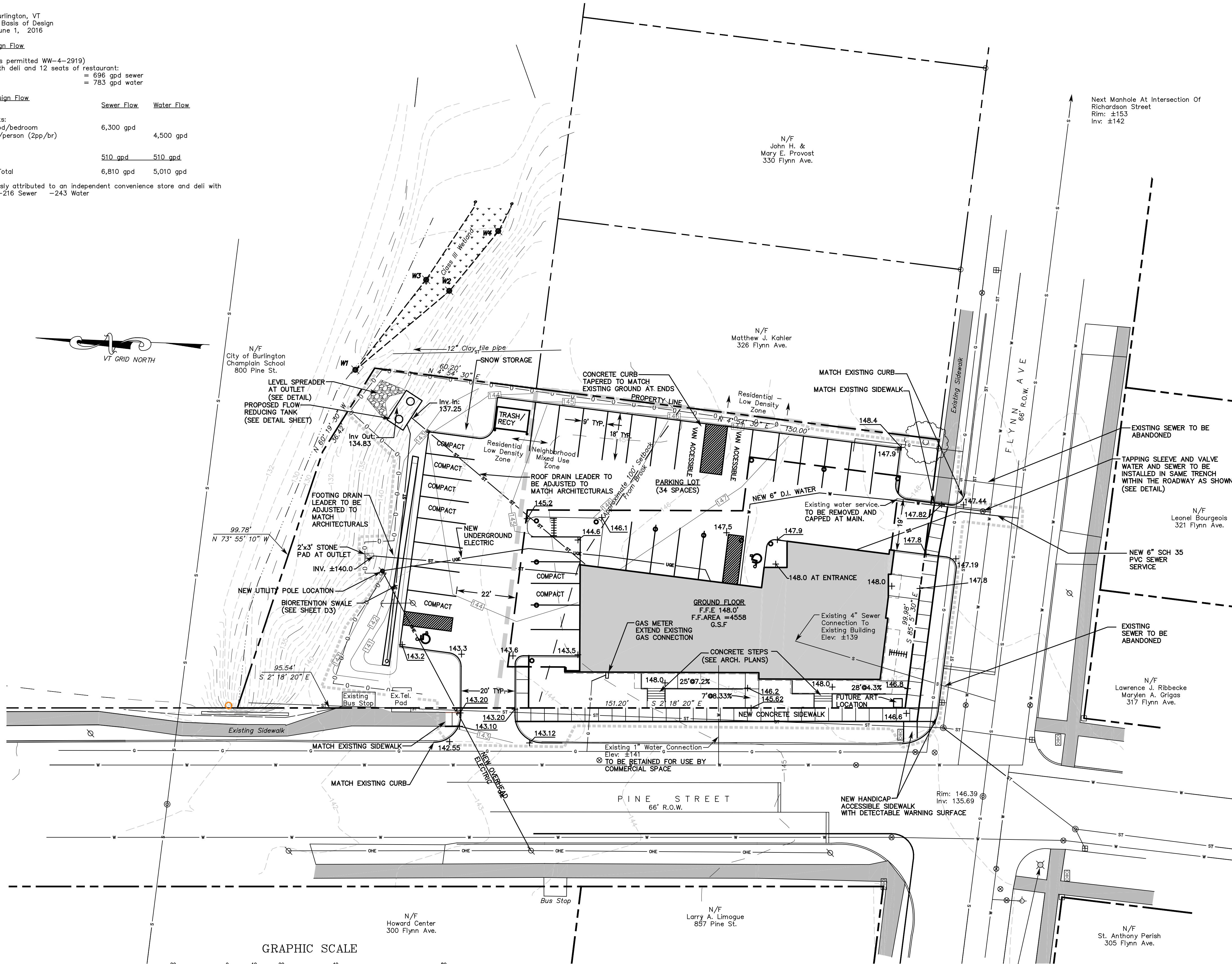
Existing Water/Sewer Design Flow

Water and Wastewater: (as permitted WW-4-2919)
Convenience store with deli and 12 seats of restaurant:
= 696 gpd sewer
= 783 gpd water

Proposed Water/Sewer Design Flow

	Water Flow	Sewer Flow
New Residential Apartments: thirty units @ 210 gpd/bedroom thirty units @ 75gpd/person (2pp/br)	4,500 gpd	6,300 gpd
Commercial Space:	510 gpd	510 gpd
Total	5,010 gpd	6,810 gpd

Deduction of flows previously attributed to an independent convenience store and deli with sit-down restaurant: -216 Sewer -243 Water



GROUND FLOOR:	4,980 S.F. GROSS FLOOR AREA COMMERCIAL
2ND FLOOR:	4,558 S.F. GROSS FLOOR AREA RESIDENTIAL
3RD FLOOR:	9,296 S.F. GROSS FLOOR AREA RESIDENTIAL
ROOF:	9,296 S.F. GROSS FLOOR AREA RESIDENTIAL
	2,351 S.F. GROSS FLOOR AREA RESIDENTIAL
	30,681 S.F.

Notes:

It is noted that no site assessment of hazardous or other waste materials has been made and S.E. takes no responsibility for any materials or conditions that may exist on this site.

The Contractor is to notify Dig-Safe (Tel. 1-800-DIG-SAFE) 48 hours prior to any excavation.

Underground locations shown are drawn from structure to structure or located per City Public Works plans.

All utility services enter this lot through a public right-of-way or recorded easement.

Class Three wetland delineated by Jeffrey Severson, Principal Ecologist from Oakledge Environmental Services, Inc. on 7/8/11. Wetland delineation and Class Three wetland designation reviewed and approved by Julie Foley, ANR District Wetlands Ecologist on 7/12/11. Field located from flag W1 found 3/6/15 by Summit Engineering, and flags W2-W4, which identify approximate wetland boundary locations re-established by Jeffrey Severson on 3/6/15.

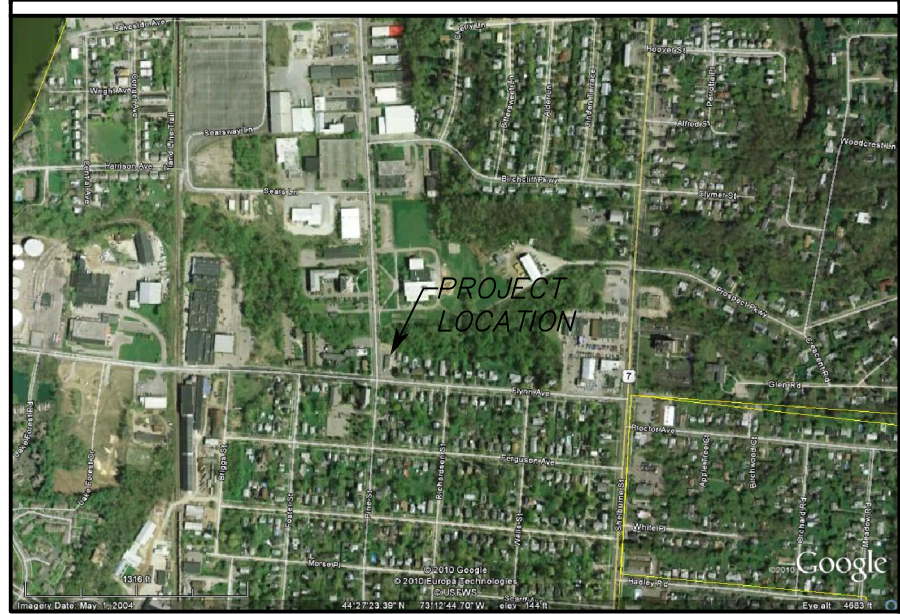
Reference Plans

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Bk. 1151, Pg. 457
16,420 Sq. Ft. (0.377 Acres)
10,006 SF License From City
Total 26,426 SF (0.474 Acres)

Location Map



LEGEND

---	Property/R.O.W. Line
---	Overhead Utility Line
---	NEW UNDERGROUND UTILITY LINE
---	Gas Line
---	Existing Water Line
---	NEW WATER LINE
---	NEW SANITARY LINE
---	Existing Sanitary Line
---	Storm Line
---	NEW FENCE
---	PROPOSED SILT FENCE

Construction Limits

Class III Wetland

Existing Contours

PROPOSED CONTOURS

Utility Pole

Concrete Monument

Rebar Found

Catch Basin

Existing Gate Valve

PROPOSED GATE VALVE

Manhole

Gas Valve

Traffic Light

Existing Spot Elevation

PROPOSED SPOT ELEVATION

PROPOSED LIGHT POLE

PROPOSED CATCH BASIN

Total Existing Lot Coverage			
Total Lot	26,424 s.f.	0.61 acre	100%
Paved Area	14,697 s.f.	0.34 acre	55.6%
Building Area	4,742 s.f.	0.11 acre	18.0%
Total Coverage	19,439 s.f.	0.45 acre	73.6%
Total Pervious	6,985 s.f.	0.16 acre	26.4%

Total Proposed Lot Coverage			
Total Lot	26,424 s.f.	0.61 acre	100%
Paved Area	7,824 s.f.	0.18 acre	29.6%
Building Area	9,724 s.f.	0.22 acre	36.8%
Total Coverage	17,120 s.f.	0.39 acre	64.8%
Total Pervious	9,304 s.f.	0.21 acre	35.2%

Lot Coverage Low Density Residential (RL) Zone			
	Existing	Proposed	
Total Area	10,007 s.f.	10,007 s.f.	100 %
Paved Area	4,381 s.f.	3,524 s.f.	35.2 %
Building Area	0 s.f.	0 s.f.	0 %
Total Coverage	4,381 s.f.	3,524 s.f.	35.2 %
Proposed Gross Floor Area	3,594 s.f.	FAR = 0.36	

Lot Coverage Neighborhood Mixed Use (NLU) Zone			
	Existing	Proposed	
Total Area	16,417 s.f.	16,417 s.f.	100 %
Paved Area	10,338 s.f.	9,038 s.f.	55.0 %
Building Area	4,801 s.f.	4,558 s.f.	27.8 %
Total Coverage	14,939 s.f.	13,596 s.f.	82.8 %
Proposed Gross Floor Area	12,702 s.f.	FAR = 0.77	

SITE INFORMATION

Zone: RL Residential Low Density/NMU Neighborhood Mixed Use
Existing Dwelling Units: 3
Proposed Dwelling Units: 30

PARKING
Parking District: Shared Use
21 Spaces Required

Proposed Parking Spaces 34 (2 Van-Accessible Handicap and 2 Standard Handicap Included)

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LOCATION

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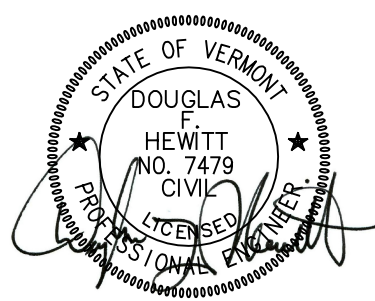
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Issue Date Issue Date

Project

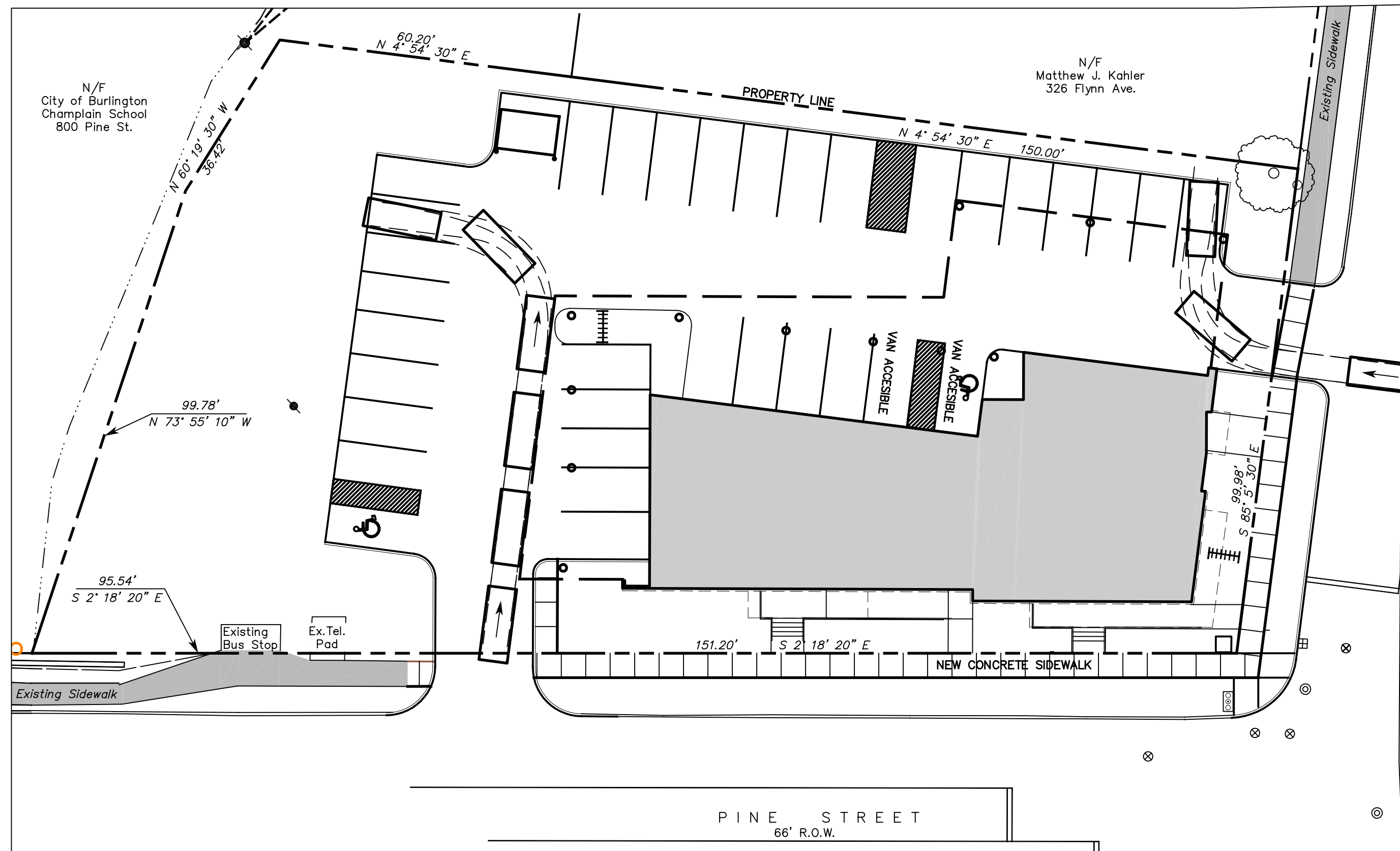
SITE PLAN

Project No. 8163 Drawn By: BEG/DFH Date: 6/29/16 Scale: 1"=20'

Floor(s)

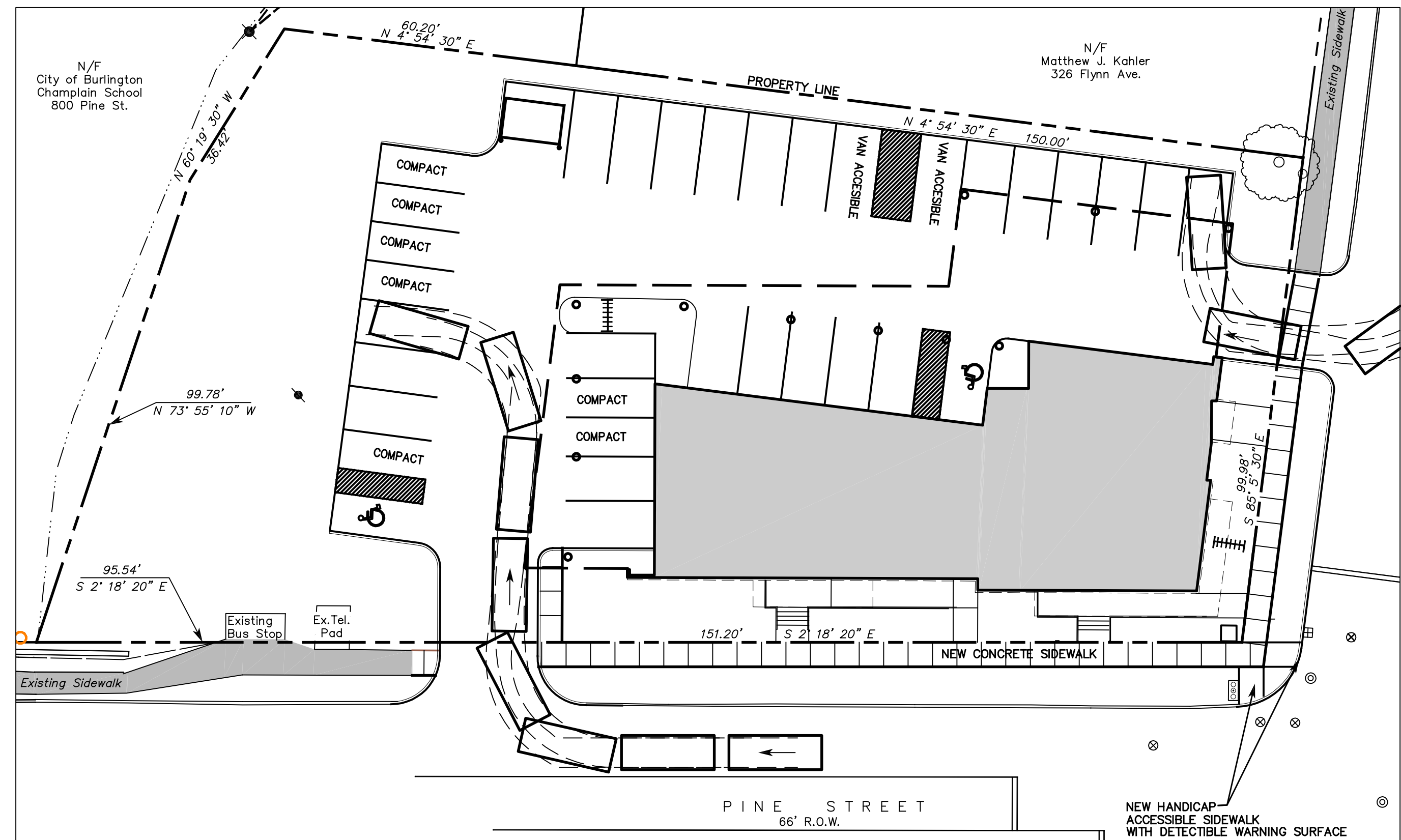
Drawing No.

S1

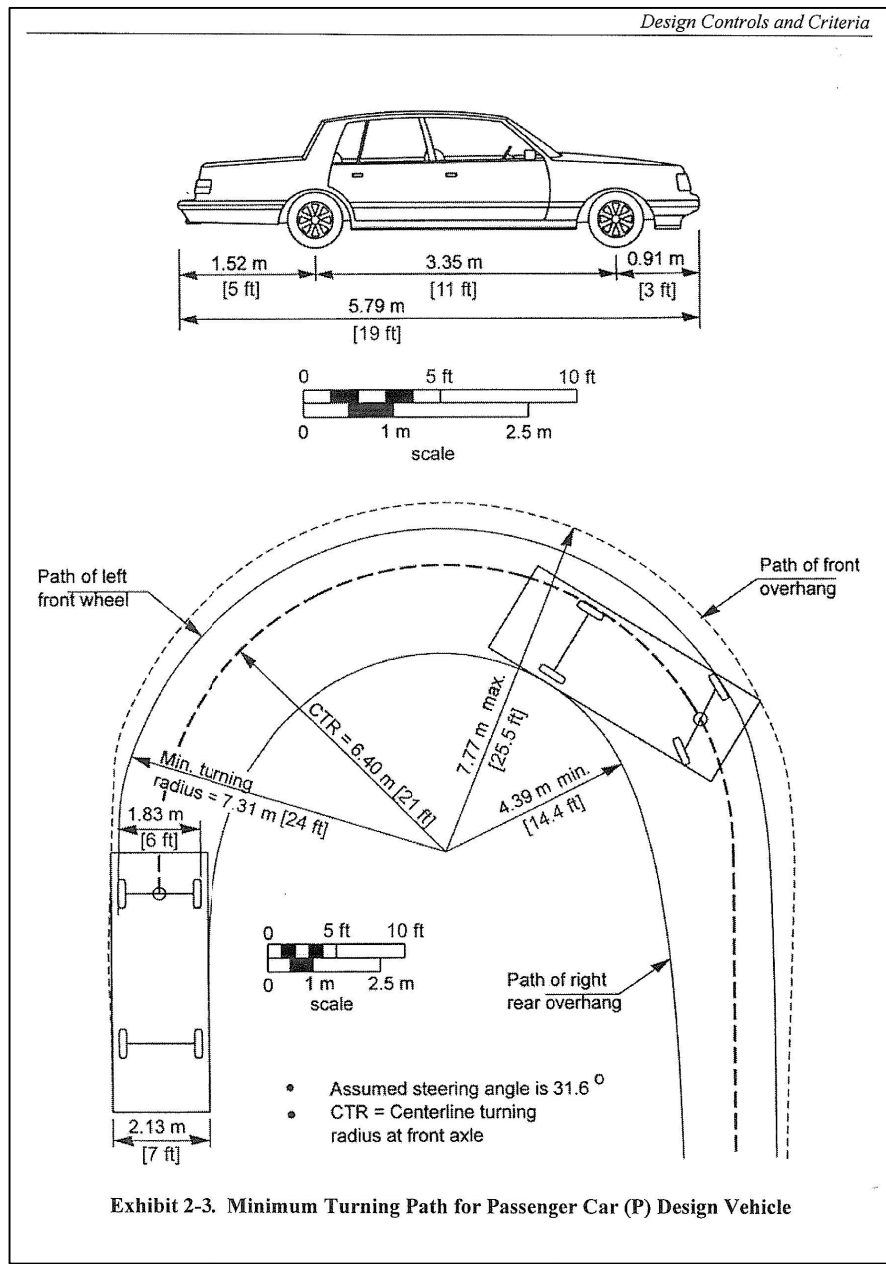
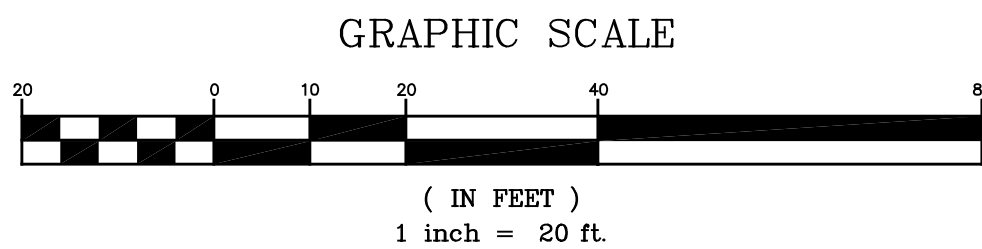


CIRCULATION CUSTOM COMPACT CAR (2014 TOYOTA COROLLA) VEHICLE

2014 Toyota Corolla
Width: 5' 9.9"
Length: 15' 2.6"
wheel width: 5' 4"
Wheel base: 8' 10.3"
Turning Circle: 35.6'
<http://www.edmunds.com/toyota/corolla/2014/features-specs/>



CIRCULATION FOR PASSENGER CAR (P) DESIGN VEHICLE

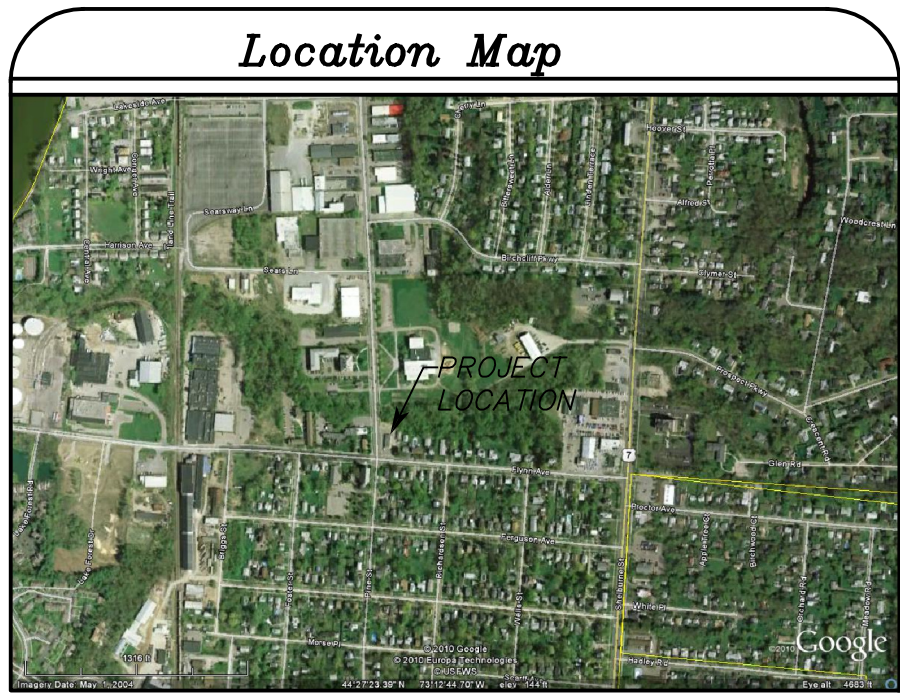


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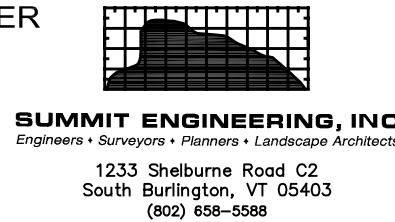
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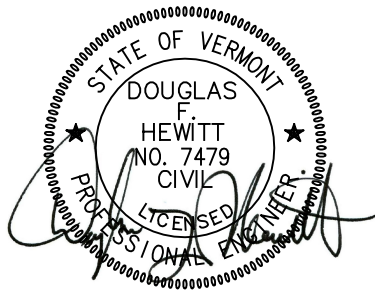
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CIVIL ENGINEER



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Issue	Date	Issue	Date

Drawing Title SITE CIRCULATION PLAN

Project No. 8163 Drawn By: BEG/DFH Date: 6/29/2016 Scale: 1"=20'

Floor(s)

Drawing No.

SSP



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PINE & FLYNN DEVELOPMENT

JULY 29, 2016

PROPOSED ELEVATIONS
scale 1/8" 1'-0"

A-1



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PINE & FLYNN DEVELOPMENT

JULY 29, 2016

PROPOSED ELEVATIONS
scale 1/8" 1'-0"

A-2